

Jocelyn Gonzalez-Thies

RECEIVED
APR 04 2024

From: Alex de Grassi <alex@degrassi.com>
Sent: Thursday, April 4, 2024 10:29 AM
To: pbscommissions
Subject: RE: LETTER RE: ALRFPD USE PERMIT APPLICATION U_2023-0002 / B_2023-0001
Attachments: MC Planning Comm Letter RE ALRFPD 040424.docx; MC Planning Comm Letter RE ALRFPD 040424.pdf

Planning & Building Services

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Dear Planning Commission,

This morning I submitted a rough draft of a letter regarding ALRFPD USE PERMIT APPLICATION U_2023-0002 / B_2023-0001. I am now attaching an final draft of that letter that I hope you will find more thorough and intelligible voicing my concerns about the project. Please consider this my official letter of comment.

Thanks for your attention.

Alex de Grassi
33891 Albion River Road South Side
Albion CA 95410
707.318.7932

April 4, 2024

Mendocino County Planning Commission

Dear Planning Commission

My name is Alex de Grassi and my wife and I own a house at 33891 Albion River Road South Side at the intersection with East Lane across from the 7 parcels owned by the Albion Little River Fire Protection District. I do support this project, but I have a few concerns:

- I don't recall being noticed to the 3 community meetings and after canvassing my colleagues on the AMWC board, I am not sure the villagers were aware of the meetings. I find it interesting that all the letters of support are from folks who do not live in the village. How were those meetings noticed?
- I also observed that all the public comment letters to date are in support of the project, and that they are also very similar in content. This might suggest that pointers were made available to those folks and asked to write a letter of support. There is nothing improper about that, but it does suggest a campaign of some sort.
- It appears from the site maps that the two utility poles on Albion River South Side bordering the ALRFPD parcels will remain. The permit app and staff analysis make quite a point that the site for this project sits in highly scenic area and preservation of that should be of utmost importance, and yet the maze of overhead wires probably has the most negative impact on the view shed of any details of the proposed site plan. This project provides an excellent opportunity to underground those wires. Removal of utility poles would allow for more effective landscaping--especially to screen generator storage shed and propane tanks. Furthermore, given that we have had a history of power outages due to weather and poor maintenance—in particular electric components on the pole along the north end of the fire department property, (arcing and surges that have caused damage to electrical components in our house) undergrounding those lines would make them safer and provide better service for residents of the village.
- I'm also curious why the proposed water tanks are so far away from the station and apparently somewhat downhill from the fire station.
- While the design of the proposed apparatus bay has a classic fire station appearance, in my opinion, the proposed administration building design looks out of character and not architecturally consistent with the apparatus bay. The admin building also looks kind of squeezed in between the store and apparatus bay. The three buildings don't line up or create a pleasing footprint. Could it possibly be modified to have a more pleasing appearance?

I would respectfully request the commission continue this item until either a 4th community meeting can be held or until residents of the village can study the plan and make comments.

Sincerely,
Alex de Grassi
33891 Albion River Road South Side
Albion CA
707.318.79032

April 4, 2024

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